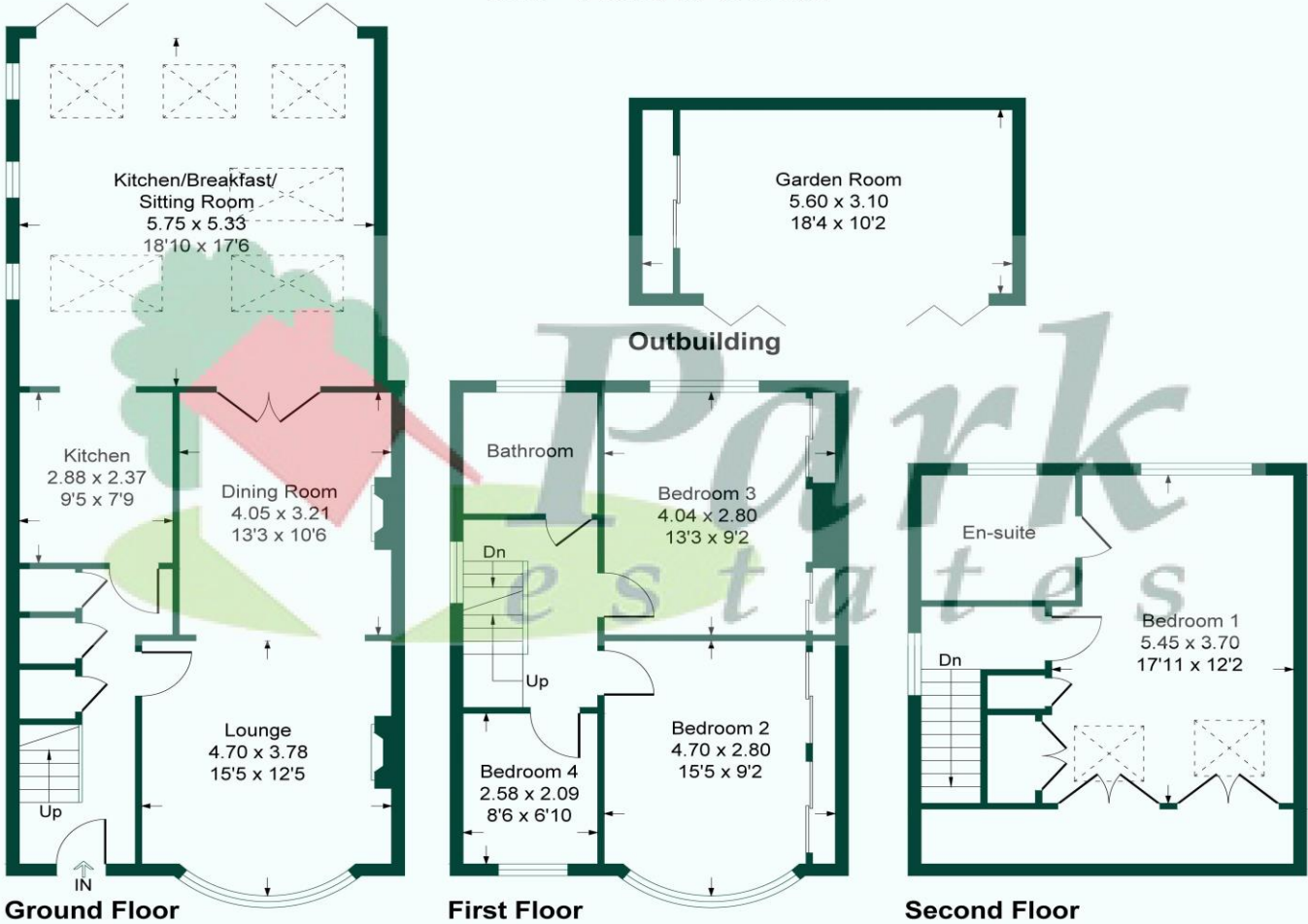




### Upton Road

Approximate Gross Internal Area = 154.1 sq m / 1659 sq ft  
Outbuilding = 17.3 sq m / 186 sq ft  
Total = 171.4 sq m / 1845 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Park Estates are delighted to present this beautifully extended four-bedroom semi-detached home, ideally situated on the sought-after south side of Bexleyheath. Offering effortless access to a wide range of local amenities, the property is just a short stroll from the Broadway shopping centre, Danson Park, and a selection of highly regarded schools including Townley Grammar and Upton Primary. Excellent transport links are also close at hand, with Bexleyheath station, the 'Superloop' service to Abbey Wood for the Elizabeth Line, and various other connections all within easy reach. Thoughtfully designed and extended to suit modern family living, this impressive home offers a versatile and spacious layout. The ground floor comprises a welcoming entrance hall, guest WC, a separate reception room, and a striking open-plan kitchen/dining/living area to the rear with air conditioning, finished to a luxurious standard. Upstairs, the first floor hosts three well-proportioned bedrooms and a contemporary family bathroom, while the second floor is dedicated to a generous principal bedroom complete with en-suite. Externally, the property continues to impress. A resin driveway provides off-street parking to the front, while the landscaped rear garden features artificial grass and a superb outbuilding with a fully fitted bar with air conditioning—perfect for entertaining. Additional benefits include double glazing, gas central heating, underfloor heating, and stylish bi-folding doors that seamlessly connect indoor and outdoor spaces. Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.

Local Authority: Bexley  
Council Tax Band: E

